

116.0

0001

0002.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
771,900 / 771,900

USE VALUE:

771,900 / 771,900

ASSESSED:

771,900 / 771,900


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 34 | | HANCOCK ST, ARLINGTON |

| OWNERSHIP | Unit #: |
|---|---------|
| Owner 1: BEGLEY RUTH J/ TRUSTEE | |
| Owner 2: 34 HANCOCK STREET REALTY TRUST | |
| Owner 3: | |

| | |
|-------------------------|--|
| Street 1: 34 HANCOCK ST | |
| Street 2: | |

| | |
|---------------------|--------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry: |
| Postal: 02474 | Type: |

| PREVIOUS OWNER |
|--------------------------|
| Owner 1: BEGLEY RUTH J - |
| Owner 2: - |
| Street 1: 34 HANCOCK ST |
| Twn/City: ARLINGTON |
| St/Prov: MA |
| Postal: 02474 |

| |
|---|
| NARRATIVE DESCRIPTION |
| This parcel contains 5,715 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1969, having primarily Wood Shingle Exterior and 2128 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms. |

| OTHER ASSESSMENTS |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS |
|-------------------------|
| Item Code Description % |
| Z R1 SINGLE FA 100 |
| o water |
| n Sewer |
| Census: Electri |
| Flood Haz: Exempt |
| D Topo 1 Level |
| s Street |
| t Gas: |

| LAND SECTION (First 7 lines only) |
|--|
| Use Description LUC No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes |

| | | | | | | | | | | | | | | | | | | | | | | |
|----------------|------|---------|------|---|-----|------|---|--|--|--|--|--|--|--|--|--|--|---------|--|--|--|---------|
| 101 One Family | 5715 | Sq. Ft. | Site | 0 | 70. | 1.03 | 6 | | | | | | | | | | | 414,016 | | | | 414,000 |
|----------------|------|---------|------|---|-----|------|---|--|--|--|--|--|--|--|--|--|--|---------|--|--|--|---------|

| IN PROCESS APPRAISAL SUMMARY | | | | | | | | | | Legal Description | | | | User Acct | |
|------------------------------|----------|---------|--|--|--|--|--|--|--|-------------------|--|--|--|-----------|-----------|
| 101 | 5715.000 | 357,900 | | | | | | | | | | | | | 74163 |
| | | | | | | | | | | | | | | | GIS Ref |
| | | | | | | | | | | | | | | | GIS Ref |
| | | | | | | | | | | | | | | | Insp Date |
| | | | | | | | | | | | | | | | 10/25/18 |

| PREVIOUS ASSESSMENT | | | | | | | | | | Parcel ID | | | |
|---|--|--|--|--|--|--|--|--|--|-------------------|--|--|--|
| 101 FV 357,900 0 5,715. 414,000 771,900 | | | | | | | | | | 116.0-0001-0002.B | | | |

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 101 | FV | 357,900 | 0 | 5,715. | 414,000 | 771,900 | 771,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 262,600 | 0 | 5,715. | 408,100 | 670,700 | 670,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 262,600 | 0 | 5,715. | 313,500 | 576,100 | 576,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 262,600 | 0 | 5,715. | 295,700 | 558,300 | 558,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 262,600 | 0 | 5,715. | 272,100 | 534,700 | 534,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 256,100 | 0 | 5,715. | 254,300 | 510,400 | 510,400 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 256,100 | 0 | 5,715. | 234,200 | 490,300 | 490,300 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 256,100 | 0 | 5,715. | 234,200 | 490,300 | 490,300 | | 12/13/2012 |

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|----------------|-----------|------|-----------|-------------|------------|----|-----|-----------------------------|-------|
| BEGLEY RUTH J, | 68799-30 | | 1/23/2017 | Convenience | | 1 | No | No | |
| | 11865-609 | | 7/24/1970 | | 23,700 | No | No | Thomas Begley dod 1/18/2008 | |

| BUILDING PERMITS | | | | | | | | | | ACTIVITY INFORMATION | | | | | |
|------------------|-----|----------|--------|---|--|--|--|--|--|----------------------|--------------|-----|---------|--|--|
| 5/30/2018 | 719 | Wood Dec | 7,000 | C | | | | | | Date | Result | By | Name | | |
| 6/7/2016 | 745 | Re-Roof | 7,575 | | | | | | | 10/25/2018 | Inspected | CC | Chris C | | |
| 2/15/2012 | 142 | Redo Bat | 16,250 | | | | | | | 10/4/2018 | MEAS&NOTICE | CC | Chris C | | |
| 3/25/2010 | 223 | Redo Bat | 22,925 | C | | | | | | 11/26/2008 | Meas/Inspect | 163 | PATRIOT | | |
| | | | | | | | | | | 4/1/2000 | Inspected | 270 | PATRIOT | | |
| | | | | | | | | | | 2/11/2000 | Measured | 263 | PATRIOT | | |
| | | | | | | | | | | 4/1/1992 | | PM | Peter M | | |

| Sign: | VERIFICATION OF VISIT NOT DATA | / | / |
|-------|--------------------------------|---|---|
|-------|--------------------------------|---|---|

